

Coyote Valley is located in the southern reaches of San Jose, and is generally bounded by Tulare Hill to the north, Highway 101 to the east, the City of Morgan Hill to the south and the foothills to the west. Coyote Valley is divided into three sub-areas, each with a different land use designation in the San Jose 2020 General Plan:



- **North Coyote Campus Industrial Area** for campus industrial development
- **Mid-Coyote Valley Urban Reserve** for future residential growth when certain conditions are met
- **South Coyote Valley Greenbelt** to ensure a non-urban buffer between San Jose and Morgan Hill

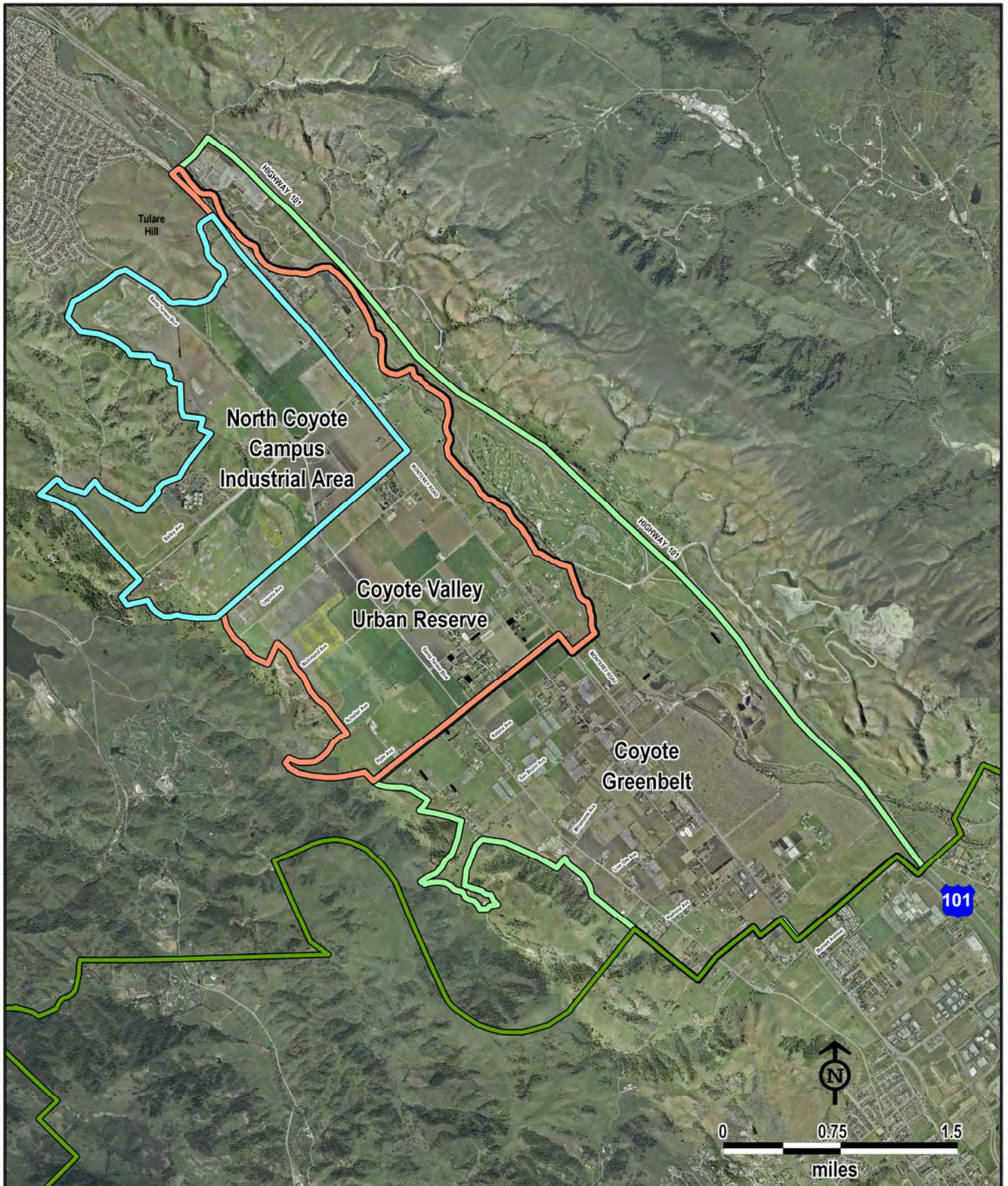
North Coyote Valley includes the existing IBM Silicon Valley lab, and is entitled for additional campus industrial development. The Sobrato property (located on the southwesterly corner of Santa Teresa Boulevard and Bailey Avenue) is zoned for approximately 200 acres of campus industrial use, and a portion is the proposed Gavilan College Site. The Coyote Valley Research Park (CVRP/Cisco) project (located north of Bailey Avenue on both sides of Santa Teresa Boulevard) is approved for 6.6 million s.f. of campus industrial. These entitlements are still active, but no development has occurred yet.

Mid-Coyote Valley is primarily agricultural, but also includes the historic original village center along Monterey Road, and some rural-residential estate homes. The South Coyote Valley Greenbelt includes greenhouses and agricultural uses, outdoor industrial manufacturing, and several rural-residential subdivisions. The South Coyote Valley Greenbelt is located outside the Urban Growth Boundary, and is intended to remain as a permanent non-urban buffer between San Jose and Morgan Hill.

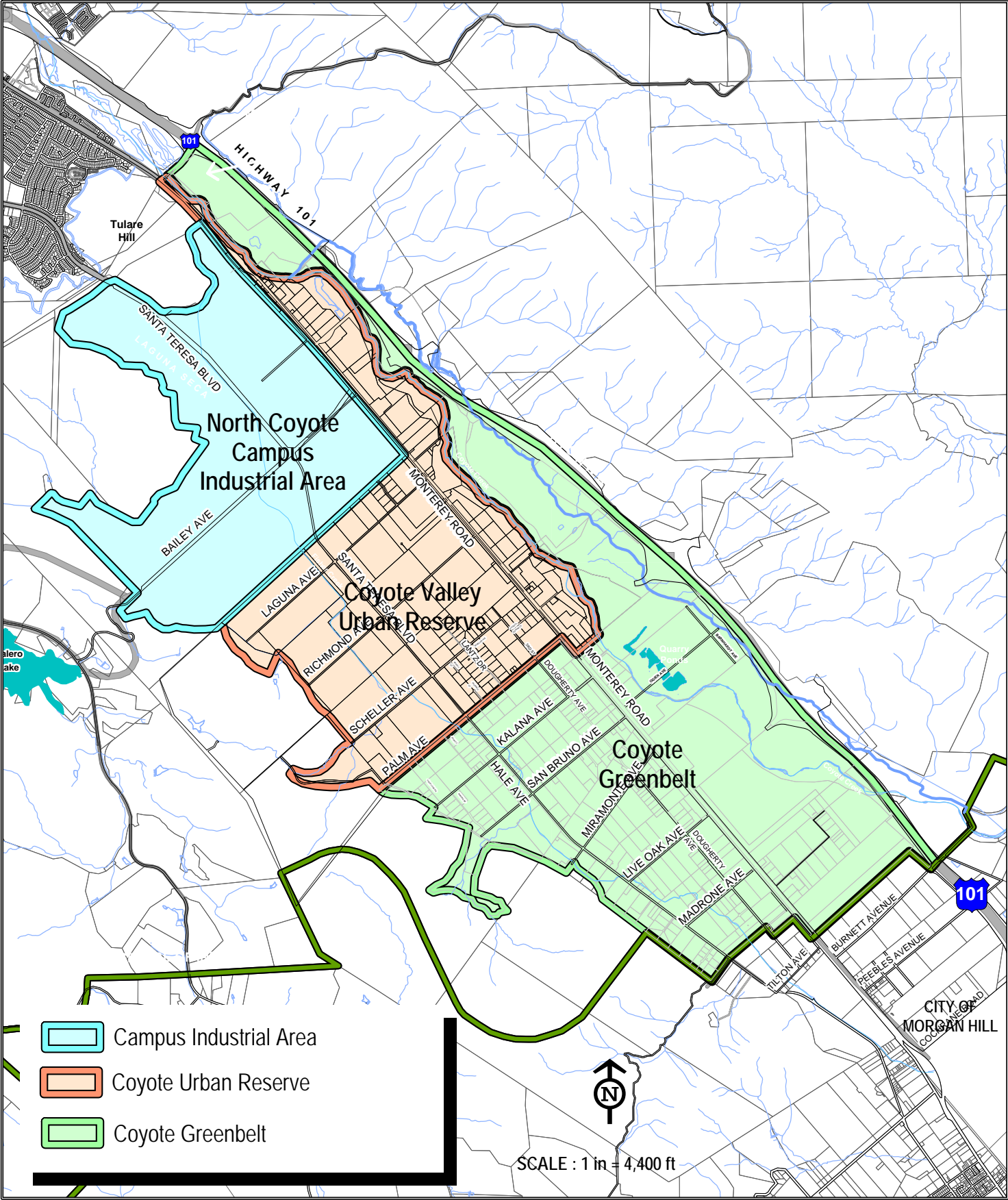
In August 2002, the City initiated the Coyote Valley Specific Plan (CVSP) process to guide the preparation of a comprehensive plan for a pedestrian and transit oriented mixed-use community in Coyote Valley. However, given the decline in the housing market, the lax economy, and the additional time and cost involved in the project, the CVSP process was terminated in March 2008. All work developed during the five-year process was refashioned as a vision plan, entitled the *Coyote Valley Vision*.



Coyote Valley Aerial Map



Coyote Valley



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EVERGREEN SPECIFIC PLAN



The Evergreen Specific Plan area covers 865 acres in the southeast area of Evergreen, and is generally bounded by Quimby Road to the north, Ruby Avenue to the west, Evergreen Creek to the south, and the foothills to the east. The primary purpose of the Evergreen Specific Plan is to create an innovative residential community containing a variety of residential densities and housing types as well as supporting uses, services and amenities. Although there is some remaining acreage for development, Evergreen is almost completely built out to its original capacity and has generally met its objectives.

Integrated within the neighborhood, The Village Center is the retail, activity, circulation, and visual hub of the Evergreen Specific Plan area. Keying off of the European and historical American design of the nearby former Mirassou Winery, the center's architecture is intended to establish the overall identity for the area. The rotary and radial street pattern creates a central village plaza encircled by locally-serving and specialty retail uses. There are proposals under discussion to add new residential, commercial and/or mixed use development in the remaining vacant portions of the Village Center.

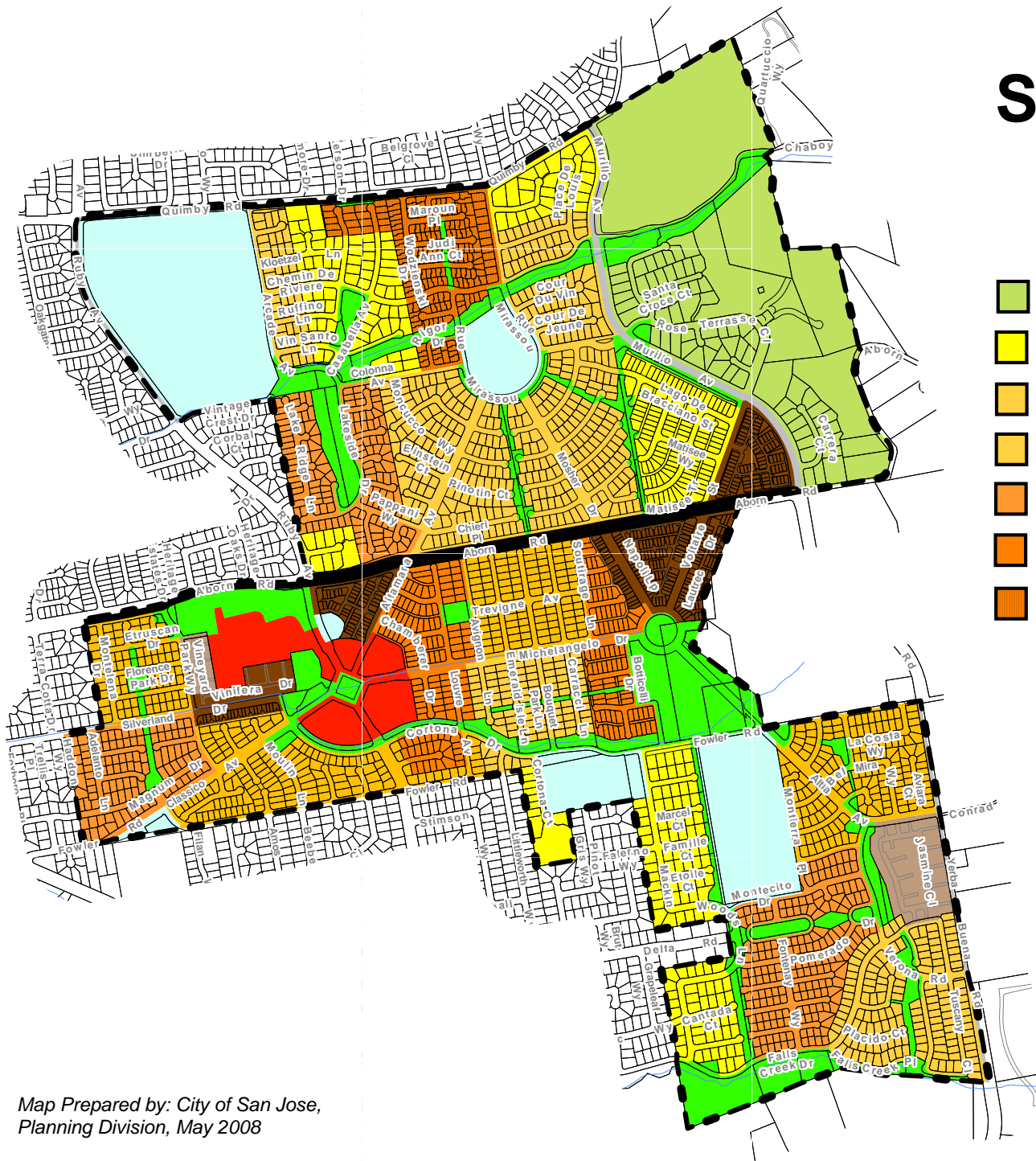
Evergreen Specific Plan Development Activity

















	Residential (units)	Commercial (s.f.)	Industrial (s.f.)	City Parks (acres)
Built	2,909	168,000	-	72.1
Approved	28	0	-	0
Total Built or Approved	2,937	168,000	-	72.1



Birds-eye view of the *Village Center* (Photo courtesy of MSN maps)

Evergreen Specific Plan



- | | | | |
|---|-----------------------------|---|--|
|  | Hillside Lots |  | Townhomes |
|  | 7,000 to 8,000 sq. ft. lots |  | Multi-Family Residential (12-25 DU/AC) |
|  | 6,000 sq. ft. lots |  | Village Center |
|  | 5,000 sq. ft. lots |  | Public Park/Open Space |
|  | 4,000 sq. ft. lots |  | Public Facilities |
|  | Carriage Homes |  | Arterial (115-130 ft.) |
|  | Duplex |  | Arterial (80-106 ft.) |
| | |  | Major Collector (60-90 ft.) |
| | |  | Community Boundary |



Scale: 1 inch = 1,300 feet

Map Prepared by: City of San Jose,
Planning Division, May 2008